

**DISTRICT ADVISORY BOARD
DISTRICT IV
MINUTES**

April 4, 2001 - 7:00 p.m.
Stanley/Aley Community School Center, 1749 South Martinson
www.wichitagov.org

Members Present

Council Member Bill Gale
June Bailey
Dorman Blake
Iola Crandall
Tom Kessler
Jerry McGinty
Paul Ward
Bea Vickers
Wayne Wells

Members Absent

Chris Carraher
Ed Koon

Staff

Off. Richard Mellard, Police
Off. Tony Bamberger, Police
Dale Miller, Planning
Kurt Schroeder, Central Inspection
Heidi Drew, City Manager's Office

ORDER OF BUSINESS

Call to Order

Council Member Bill Gale called the meeting to order at 7:02 p.m., explaining the purpose of the District Advisory Board as representatives of District IV residents who provide input for consideration in City Council actions.

Approval of Minutes

Council Member Gale asked for approval of the minutes for the March 7, 2001 meeting. Several Corrections were noted by **Paul Ward**, which included 1) Under Public Agenda, 147th Street should be changed to 47th Street and 155th Street should read 55th Street; 2) Under Planning two typographical errors were noted; and 3) Under Planning Case ZON2000-00054, Lake Shore should be changed to Silver Springs. **Bea Vickers (Ward)** moved the minutes be accepted with the stated corrections. The motion carried unanimously.

Approval of Agenda

Wayne Wells requested that the Seneca Street Project/Museum update be included under the Board agenda. **Council Member Gale** agreed and added the item as 6a, under the Board Agenda. **Jerry McGinty (June Bailey)** moved to approve the agenda with said additions. Motion carried.

PUBLIC AGENDA

The District Advisory Board will hear public comments from citizen regarding issues not scheduled on the agenda.

1. Character Education

Margalee Wright, USD 259/Wichita Public Schools, presented information on a program for Character Education and explained the process for community consensus related to the program. **Wright** explained that for the past year, the Board of Education (BOE) has looked at the issue of character education; adults trying to foster/model positive character traits for the students within the Wichita Public Schools. The Board of Education would like to get a consensus as to what character traits should be included in the new curriculum. The Board is currently obtaining input from 1) school site councils; 2) each District Advisory Board; and 3) the Faith community. The BOE will then reconvene to review community suggestions and determine what the curriculum should include.

Wright passed out sheets that listed fourteen areas of character building and asked the DAB members to pick the three they felt most important (hand out attached). **Wright** collected the feedback from the Advisory Board members and **Council Member Gale**. **Wright** stated that the next step would occur on May 5th, when the BOE met again. **Wright** also stated that the topics chosen would be focused on in classrooms on a monthly basis. Several of the District Advisory Board members stated their support of the project.

Recommended Action: Recommend support of program.

PUBLIC WORKS

2. Paving Petition from Rita and Kessler from West Street to Jewell

Julianne Kallman, Public Works, to present information on a petition by 50% of the area and 55% of the resident owners to pave Rita Street and Kessler Street. **Kallman** stated that Kessler Street was primarily an industrial area and that the streets noted were wider and thicker than most streets. Two property owners have signed the petition. **Kallman** also stated the project's total cost would be \$ 235,000 - \$ 100,000 of which would be incurred by the residents. **Kallman** stated that this was the second time this area had petitioned to be paved. The previous cost had been estimated at \$ 172,000. **Bailey** asked why the first petition amount was so much lower than the current cost. **Kallman** stated that with the current cost of paving included more storm sewer accommodation than what was originally estimated. Additional questions were raised that included 1) Storm sewer; and 2) How many of the residents were included in the 50%. **Kallman** stated that there were a total of 4 resident owners in the area. Because two of the four signed, that resulted in the 50%. **Kallman** further stated that Public works could only look at residents within the city limits. There were no questions or comment from the public. **Ward (McGinty)** moved to accept and approve as noted. Motion carried.

Recommended Action: Recommend approval/ disapproval or solutions.

STAFF PRESENTATIONS

3. Proposed Amendments to Building Rehabilitation Codes

Kurt Schroeder, Office of Central Inspection Supervisor, presented proposed code to regulate rehabilitation of buildings. **Schroeder** first clarified that there is currently no code to specifically address rehabilitation only. He discussed the need to adopt an Existing Building Code by stating that the regulation of the construction rehabilitation and repair work in existing buildings, re-use of existing buildings for new uses and additions to existing buildings are some of the most highly variable parts of the nation's building regulatory system. The major U.S. Model Code groups such as ICBO, BOCA, SBCCI and ICC have lacked specificity and have differed significantly from one another in the way they address rehabilitation and additions. **Schroeder** stated that this need arose about a year ago when the County Commission appointed a task force to identify incentives for down town improvements. Current code only address new building and never really addressed old building very well, for example, converting old warehouse buildings to restaurants.

Schroeder elaborated on research and cited "best practices" other states around the country have implemented (see copy of handout). The basic model is taken from New Jersey and HUD, with their work in rehabilitation 100 year-old buildings. The result was a 20%-30% cost savings to the builders. Additionally the builders felt they were still able to produce a safe, quality project.

Schroeder stated that the proposed Rehabilitation Code project was started last summer and it included the major stakeholders such as local architectural firms, engineering firms, developers, building owners, building maintenance associations, contractors/builders, building re-modelers, rental property owners/managers and neighborhood associations. The key concepts have been included in the proposed codes and the proposed codes have been through six or seven drafts so far.

Council Member Gale opened the floor for questions. **Ward** asked if the proposed codes apply to both residential and commercial property. **Schroeder** responded that yes the proposed codes would apply to all existing structures. **Bailey** stated that she would not be voting on this matter due to her conflict of interest, but she did go on to ask a few questions. **Bailey** stated that the old code book was over 300 pages and difficult to read. She asked **Schroeder** how the new proposed code book would compare. **Schroeder** responded, and stated that the new proposed Rehabilitation Code book would be about forty pages and that it would be separate from the existing code book. **Bailey** also asked if the proposed Rehabilitation Codes pass, when would they go into effect, how soon would the code book be available to the public, and how much would the book cost. **Schroeder** stated that once the proposed Rehabilitation Codes are passed by the City Council, the codes will be implemented immediately. The proposed cost could range from \$ 10 to \$15.

Ward stated the builders and construction people seemed to be in favor of the proposed codes, but wondered if there was any opposition. **Schroeder** stated that he was unaware of any opposition. **Schroeder** also stated that the proposed codes created a "win-win" situation. If Rehabilitation Code passed, Wichita would be the second city in the country to pass this type of building code. **Wells** commented that he applauded the hard work that had been done to get the regulations this far; he stated that he felt it to be a real asset to the City. **Wells (?)** then moved to go forward, and recommended adoption of the proposed Rehabilitation Codes. Motion carried unanimously.

Recommended Action: Recommend approval, or identify issues as needed.

PLANNING AGENDA

4. Case: ZON2001-00012

Request: Change current zoning from “LC” Limited Commercial to “GC” General Commercial

Location: Southwest corner of Central and Tracy

See the attached “MAPC Staff Report”

The applicant is seeking “GC” General Commercial zoning in order to conduct “vehicle repair, general” (auto body and paint shop) work at this location. **Dale Miller**, Metropolitan Area Planning Department, was available to provide information regarding this case. The owners, **Harlin and Janet Gray**, and the applicant, **Fred Jelich**, were also present. **Miller** summarized the case with the following points: 1) Request to change zoning from LC to GC; 2) Applicant would like to sell to auto body shop owner; 3) The area is in the general location of customers; 4) Site plan has been submitted; 5) Existing home on property would be demolished; and 6) Point of access would be on Central. **Miller** further stated that MAPD recommendation was to deny the request due to the following reasons: 1) Noise; 2) Odor; 3) Storage; 4) Change of zoning necessary; 5) Changing zoning may introduce additional GC zoning requests, which are not compatible with the character of the area. However, if the DAB feel this is an appropriate change, **Miller** recommended that the DAB institute with recommended conditions set by the MAPD listed on page three of the staff report, items A-E. **Miller** also noted that this case had been heard before the MAPC on March 22, 2001. The MAPC recommended approval, 11-3 to recommend that the request be approved, subject to staff comments and the additional provision of the Protective Overlay.

DAB member **Blake** and **Council Member Gale** stated that they would not be participating in this discussion or voting, due conflict of interest.

Council Member Gale asked if the owner or applicant were present to answer questions and noted that the property was in the Orchard Breeze Neighborhood Association area. Both the applicant, **Fred Jelich** and owners **Harlin and Janet Gray**, were present. **Bailey** asked several questions which included: 1) hours of operation of the business; 2) the square footage of the proposed structure; and 3) where would cars that are being worked on be stored. The applicant responded to the questions: 1) hours of operation would be 8:00 a.m. to 5:00 p.m., Monday through Friday; 2) the approximate square footage of the proposed building would be a 8,000 square foot metal building with a stucco finish. A wood privacy fence would also be installed along with security lighting.

Kessler asked if cars would be sold on the business property. **Jelich** stated that cars would not be sold and that car sales were not a part of the current business. **Council Member Gale** noted that the zoning of GC was not open to all uses (car sales). **Bailey (McGinty)** moved to allow zoning change requiring the implementation of the MAPD conditions as stated on page three of the MAPD staff report. Motion carried.

Recommended Action: Recommend approval/ disapproval or solutions.

NEW BUSINESS

No items submitted

BOARD AGENDA

5. Community Police Report

Officer Tony Bamberger gave the following updates:

Current Projects/Updates

- South Seneca Parade – April 21st – There will also be a small carnival in conjunction with the Parade, 10:30 a.m. to 12:00 noon
- KAKE News at the last Neighborhood Association Meeting, SWNA – did weather spot and county came and spoke on trash issue.
- Trash Issue at St. Ann's – SWNA, March meeting
- April 24th – SWNA meeting: Detective Brad Bryant from WPD will speak on Scam Artist Detection
- Kelley Elementary School – Family Fun Night – April 20th 6:30 to 8:30 p.m.

Recommended Action: Receive and file.

6. Neighborhood Issues/Reports

Council Member Gale gave highlights of various issues:

- City Council Elections had three races
- Two new council members – Carl Brewer, District I and Sharon Feary, District VI
- Council Member Lambke won District III spot
- Guests for May meeting to possibly include
 - Library Personnel to update on current projects and input for library projects in District IV

Council Member Gale asked if anyone had comments or suggestions on what would enhance community policing. Several comments were given by DAB members and members of the public. A lengthy discussion ensued about Community Policing. Comments included: 1) Flex-time/Comp time; 2) Officers ability to adjust their schedules to attend community meetings; and 3) Community Policing possibly being phased out over the next five years

Bailey suggested that the DAB also invite Deputy Chief Steve Cole to attend the May meeting to address these concerns. **Council Member Gale** agreed to invite Deputy Chief Cole to the next DAB meeting. **Bailey** suggested have the Fraternal Order of Police (FOP) attend a future meeting, since the flex-time was specifically addresses as part of the Police contract. All DAB members agreed.

Council Member Gale then asked for the Neighborhood Association reports from the DAB members.

Kessler stated that he missed the last meeting and did not have the notes. However, he was able to attend the Sedgwick County manufactured housing meeting on last month for Southwest Neighborhood Association. He felt it was very informative. **Kessler** also stated that he had had a chance to speak on the DAB process.

Wells stated that the Delano Neighborhood Association was moving ahead.

McGinty just had questions about the parade. He asked if the Board would be in the parade. No Board member gave a definite answer. **Ward** commented that they could have a DAB float, and that the parade was on the 21st of April. **Council Member Gale** also encouraged members to participate in the parade. **Council Member Gale** stated, if interested to contact **Jerry McGinty**.

McGinty and Bailey commented on the DAB appreciation, stating that there were four DAB members from District IV in attendance; those not in attendance missed out on good food, music and a chance to mingle with other advisory board members. **Council Member Gale** stated that he was please with the event and would recommend that the Manager's office to continue the appreciation on an annual basis.

Bailey first gave an update of Park Board Activities which included:

- Funston School now site of future park; Funston students to be routed to Dwight
- Park Board Tour on Saturday, April 14, 2001 – 8:00 a.m. to 12 noon
- Sherwood Glenns requested Bailey attendance at the Park's dedication on Saturday April 22nd – residents raised over \$15,000 to implement park
- Wild Wood site – trade off with the School Board

Bailey stated that she had been included on a panel at the League of Women Voters meeting which also included representatives from Districts V, Fran Haguett and Dorthea _____, District VI. Bailey summarized the event stating the following points:

- League of Women Voters wanted to get perspectives of the DABs after the first year
- Bailey told the group that she felt DAB IV was very diversified
- League of Women Voters was one group who had assisted in the development of the old CPO (Citizen Participation Organization)
- Good information shared
- The league will be creating a report on the DABs that will be published.

Bailey also shared that she had been contacted by the Wichita Eagle to give comments on how she feels DABs are working. **Bailey** stated she was concern about a District Advisory Board member form another District, who endorsed a City Council Candidate, as a DAB member. **Bailey** noted that it may have been alright for that Board member to endorse the candidate as a private citizen, but it was inappropriate for the Board member to do that as a DAB member, or behalf of the DAB.

Bailey stated that the Orchard Breeze Neighborhood was going to have cake and ice cream to celebrate the Neighborhood Associations fifth birthday. Other news worthy updates about OBNA included:

- Change of meeting date to _____
- Mennonite Housing closing on 5th house in the area
- Local investment area – don't have to share a Health inspector, Shane
- Pond level back down
- Annual party in the park coming in August??
- Assisting in sponsoring a Youth Job Fair
 - April 6th at the Boys & Girls Club on 21st Street and Grove
 - May ?? at the Boys & Girls Club – South location (behind Oaklawn School)
 - Incentives will be given to youth who attend, only if accompanied by a parent/guardian

Bea Vickers stated that she was glad to be back. She had no updates.

Ward's updates primarily focused on recycling and included the following:

- County will set up place on Stillwell to handle yard chemicals
- No cost paint available to public similar to site at 55th and Hydraulic
- Facility has been in operation for a year
- Goal is to get 50% of residents to recycle

Ward stated that he is currently enrolled in the Citizen's Police Academy, which is a thirteen week course. **Ward** highly recommends the Academy to everyone. He believes it is an eye-opening experience; he is about half way through the program.

Blake stated current issues and/or areas of concern in his neighborhood consist of 1) rivers and 2) the transfer station.

Crandall's neighborhood issues included:

- Ken Kummell – Landlords to present at next Neighborhood Association Meeting
- National weather service rep in May
- Last Saturday's Neighborhood Clean-up successful
 - 40 volunteers
 - 10 police officers
 - 4 police cars
 - 2 packard trucks
 - 4 volunteers from Star Lumber

Attribute success to good flyers with good rules.

Bailey reminded everyone that the last free dump days were April 28th and 29th. **Council Member Gale** suggested inviting **Steve Lackey**, Public Works to next meeting to give updates on the Construction and Demolition landfill. If approved, the landfill will provide a place for the City to dump street cleaning debris and storm debris. **Council Member Gale** also stated that any additional revenue generated from this potential landfill will fund Neighborhood Clean-ups.

Council Member Gale stated that he had spoken with **Mike Lindeback**, Public Works, about the South Seneca Street pothole. **Lindeback** said that the repairs should be completed within the next few days.

Recommended Action: Take appropriate action, if needed.

6a.Museum Drive Corridor Renovation – Seneca Street Project

Wells stated that he attended a community meeting on March 25th regarding the *Neighborhood Improvement Plan (NIP)*. **Ryan Harkin**, City Staff conducted a tour and meeting on March 28th. The tour spanned Seneca to McLean and turned around. **Wells** stated that he was the only one in attendance From District IV. This project is now part of the Comprehensive Plan. **Wells** stated that Delano must come to a consensus because it is not beneficial to hold up improvements. **Wells** stated they were given four options; the first being most/least – going with what had been approved. The latter of the options was to do the whole thing now with what Planning set up – this option had a lot involved, stated **Wells**, lighting, etc. Wells stated that the DAB could

choose option one and add an amendment to add left turn lanes at 2nd Street. The Neighborhood Association would like to see left turn lanes all four ways, or at least North and South. **Wells** added that the completed street would carry more traffic in the future, so why not make the improvements now. **Council Member Gale** verified that these were the wishes of the Neighborhood Association. **Wells** stated that the proposal had the support of the steering committee, which represented three Neighborhood Associations.

Wells (McGinty) moved to recommend to City Council to add turn lanes at 2nd and Seneca with the Museum Project. Motion carried unanimously.

Recommended Action: Take appropriate action, if needed.

OTHER

7. Next Meeting

The next scheduled meeting of the District IV Advisory Board will be held on May 2, 2001 at 7:00 p.m. in the Stanley/Aley Neighborhood Center unless a second meeting on April 18, 2001 if determined to be needed.

Council Member Gale noted that there were several issues that he would schedule on the upcoming agendas. Issues included:

- Library
- Fire Stations
- Parks – CIP projects/updates (none in District IV – no land acquisitions)
- Master Plan

Council Member Gale took a few minutes to update the DAB members on the results and recommendation of each District Advisory Board in regards to the Council Compensation Package. **Council Member Gale** then thanked DAB members for their input.

With no further business, **Council Member Gale (Bailey)** moved that the meeting be adjourned. at 9:35 p.m.

**Respectfully Submitted,
Heidi Drew, Neighborhood Assistant**

Guests

Marjalee Wright
Harlin and Janet Gray
Fred Jelich

USD 259
623 N Tracy
no address submitted